

# LEMON GROVE SCHOOL DISTRICT

## Proposition W

(This proposition will appear on the ballot in the following form.)

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### PROP W

To construct science/technology labs; create a math, science and technology magnet middle school; repair and replace plumbing, heating and air conditioning systems and improve handicap access; renovate playgrounds and improve health and fitness facilities; upgrade existing facilities and improve energy efficiency; and construct a joint use library/media center; shall Lemon Grove School District issue \$28,000,000 of bonds within legal interest rates with annual audits, independent citizens' oversight, and no money for administrators' salaries?

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This proposition requires approval by 55%  
of the voters voting on the proposition.

Full text of this proposition follows the argument in favor.

### COUNTY COUNSEL IMPARTIAL ANALYSIS

This proposition, if approved by 55% of the voters voting on the proposition, would authorize the Lemon Grove School District ("District") to issue and sell up to \$28,000,000 in general obligation bonds. The sale of these bonds by the District will raise money for the District, and represents a debt of the District. In exchange for the money received from the bond holders, the District promises to pay the bondholders an amount of interest for a certain period of time, and to repay the loan on the maturity date.

Proceeds from the sale of bonds authorized by this proposition may be used by the District only for the construction, reconstruction and/or rehabilitation of its school facilities, including the furnishing and equipping of its school facilities, acquisition, or lease of real property for its school facilities and construction management by District personnel.

The interest rate on any bond, which is established at the time of bond issuance, cannot exceed 12% per annum. The final maturity date of any bond could be no later than 25 years after the date of bonds issued pursuant to the Education Code or not later than 40 years after the date of bonds issued pursuant to the Government Code. Principal and interest on the bonds would be paid by revenue derived from an annual tax levied on taxable property within the District in an amount sufficient to pay the interest as it becomes due and to provide a fund for payment of the principal on or before maturity.

California Constitution Article XIII A exempts from the one percent property tax rate limitation ad valorem taxes to pay the interest and redemption charges on any bonded indebtedness for the acquisition or improvement of real property, including the furnishing and equipping of school facilities, when approved by 55% of the voters if: (a) the proceeds from the sale of the bonds are used only for the purposes specified, (b) the District, by evaluating safety, class size reduction, and information technology, has approved a list of specific projects to be funded, (c) the District will conduct an annual, independent performance audit, and (d) the District will conduct an annual, independent financial audit. If a bond measure is approved by 55% of the voters, state law requires the governing board of the District to establish an independent citizens' oversight committee. The District has made this ballot proposition subject to these requirements.

A "yes" vote is a vote in favor of authorizing the Lemon Grove School District to issue and sell \$28,000,000 in general obligation bonds.

A "no" vote is a vote against authorizing the Lemon Grove School District to issue and sell \$28,000,000 in general obligation bonds.

## **TAX RATE STATEMENT**

An election will be held in Lemon Grove School District (the "District") on November 4, 2008 to authorize the sale of \$28,000,000 in general obligation bonds. The following information is submitted in compliance with Sections 9400-9404 of the California Elections Code.

1. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the first series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2009-10.
2. The best estimate of the tax rate that would be required to fund this bond issue during the first fiscal year after the sale of the last series of bonds, based on estimated assessed valuations available at the time of filing of this statement, is \$.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation in fiscal year 2017-18.
3. The best estimate of the highest tax rate that would be required to fund this bond issue, based on estimated assessed valuations available at the time of filing this statement, is \$.03000 per \$100 (\$30.00 per \$100,000) of assessed valuation.

These estimates are based on projections derived from information obtained from official sources. The actual tax rates and the years in which they will apply may vary depending on the timing of bond sales, the amount of bonds sold at each sale and actual increases in assessed valuations. The timing of the bond sales and the amount of bonds sold at any given time will be determined by the needs of the District. Actual assessed valuations will depend upon the amount and value of taxable property within the District as determined in the assessment and the equalization process.

Dated: July 29, 2008

Gina Potter

Assistant Superintendent, Business Services  
Lemon Grove School District

## **ACCOUNTABILITY MEASURES**

As required by Section 53410 of the Government Code, the following accountability measures are hereby made a part of the District's Bond Proposition W (the "Proposition"):

- (a) The specific purpose of the bonds is set forth in the Full Text of the Proposition;
- (b) The proceeds from the sale of the District's bonds will be used only for the purposes specified in the Proposition, and not for any other purpose;
- (c) The proceeds of the Bonds will be deposited into a Building Fund to be held by the San Diego County Treasurer, as required by the California Education Code; and
- (d) The Superintendent of the District shall cause an annual report to be filed with the Board of Trustees of the District not later than January 1 of each year, which report shall contain pertinent information regarding the amount of funds collected and expended, as well as the status of the projects listed in the Proposition, as required by Sections 53410 and 53411 of the Government Code.

## ARGUMENT IN FAVOR OF PROPOSITION W

Our schools are the most important asset in our community and should be our number one priority. From higher achieving students to greater safety to improved property values, quality schools make a difference. While our teachers and staff do their best in educating our students, many classrooms and school facilities in the Lemon Grove School District are now outdated and no longer provide students with an adequate environment in which to succeed.

While our schools have been well maintained over the years with many renovations and improvements to classrooms, our work is not done. We must continue to improve our schools to meet today's safety, technological, and educational standards.

Your YES vote on Proposition W will create a lasting, positive impact on the quality of our schools, neighborhoods and values of our homes. A complete list of projects is included in the full text of Proposition W.

### **Proposition W will improve classrooms and school facilities by:**

- Constructing needed science technology labs
- Repairing and replacing old and deteriorating plumbing and sewer systems
- Upgrading substandard classrooms
- Renovating playgrounds and improving health and fitness facilities
- Converting a middle school into a magnet school specializing in programs such as science, technology, engineering and math
- Constructing a joint-use library/media center for the students and the community

### **By law, Proposition W has taxpayer protections in place.**

- All spending will be annually audited and reviewed by an independent citizens' oversight committee
- Funds can only be spent to improve Lemon Grove schools and not administrator salaries

Proposition W deserves our support. It will not only maintain the quality of our schools and our property values, but also improve the quality of our community – and that's something we can all support. **Please join us and VOTE YES ON PROPOSITION W!**

ROBERT ROBINSON  
President  
Broadway Heights Community Council

KATHLEEN OLSEN  
Chief Administrative Officer

DESIREE B. IVESTER  
Lemon Grove PTA Council President

ROBERT R. ALVAREZ, JR.  
Professor, UCSD

ANDEE ACEVES  
California Teacher of the Year

## ARGUMENT AGAINST PROPOSITION W

No argument against the proposition was filed  
in the office of the Registrar of Voters.

## APPENDIX A

### BALLOT PROPOSITION FULL TEXT

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"To construct science/technology labs; create a math, science and technology magnet middle school; repair and replace plumbing, heating and air conditioning systems and improve handicap access; renovate playgrounds and improve health and fitness facilities; upgrade existing facilities and improve energy efficiency; and construct a joint use library/media center; shall Lemon Grove School District issue \$28,000,000 of bonds within legal interest rates with annual audits, independent citizens' oversight, and no money for administrators' salaries?"

Bonds-Yes

Bonds-No

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#### **BOND AUTHORIZATION**

By approval of this proposition by at least 55 percent of the registered voters voting on the proposition, the District will be authorized to issue and sell bonds of up to \$28 million in aggregated principal at interest rates below the legal limit and to provide financing for the specific school facilities projects listed in the Bond Project List described below, subject to all the accountability requirements specified below.

#### **ACCOUNTABILITY REQUIREMENTS**

The provisions in this section are specifically included in this proposition in order that the voters and taxpayers in the District may be assured that their money will be spent wisely. Expenditures to address specific facilities needs of the District will be in compliance with the requirements of Article XIII A, Section 1(b)(3), of the State Constitution and the Strict Accountability in Local School Construction Bonds Act of 2000 (codified at Education Code Sections 15264 and following.)

**Evaluation of Needs.** The School Board has identified detailed facilities needs of the District and has determined which projects to finance from a local bond at this time. The School Board hereby certifies that it has evaluated safety, class size reduction, enrollment growth, and information technology needs in developing the Bond Project List shown below.

**Independent Citizens' Oversight Committee.** The School Board shall establish an Independent Citizens' Oversight Committee under Education Code Section 15278 and following to ensure bond proceeds are expended only on the school facilities projects listed below. The committee will be established within 60 days of the date when the results of the election appear in the minutes of the School Board.

**Performance Audits.** The School Board shall conduct an annual, independent performance audit to ensure that the bond proceeds have been expended only on the school facilities projects listed below.

**Financial Audits.** The School Board shall conduct an annual, independent financial audit of the bond proceeds until all of those proceeds have been spent for the school facilities projects listed below.

#### **FURTHER SPECIFICATIONS**

**No Administrator Salaries.** Proceeds from the sale of bonds authorized by this proposition shall be used only for the construction, reconstruction and/or rehabilitation of school facilities including the furnishing and equipping of school facilities or acquisition or lease of real property for school facilities, professional services required for the modernization, replacement, renovation, construction, and rebuilding of the school facilities projects and not for any other purpose, including teacher and administrator salaries and other school operating expenses.

#### **BOND PROJECT LIST**

The Bond Project List shown below is a part of the ballot proposition and must be reproduced in any official document required to contain the full statement of the bond proposition.

**Evaluation of Needs.** As required by Article XIII A of the California Constitution, the Board of Trustees of the District has certified that it has evaluated safety, class size reduction and information technology needs in developing the list of school facilities projects shown below.

**Projects Subject to Available Funding.** The following list of projects is subject to the availability of adequate funding to the District. Approval of the bond proposition does not guarantee that the proposed projects in the District that are the subject of bonds under the proposition will be funded beyond the local revenues generated by the bond proposition. The District's proposal for the projects may assume the receipt of matching state funds, which could be subject to appropriation by the Legislature or approval of a statewide bond proposition.

**Scope of Projects.** Bond proceeds will be expended to modernize, replace, renovate, construct, equip, furnish, rebuild and otherwise improve District facilities as described below. The specific school facilities projects which are described below include all related and incidental costs, including costs of design, engineering, architect and other professional services, site preparation, utilities, landscaping and other incidental costs, and construction management. Bond proceeds may also be expended to acquire real property for future educational facilities and to acquire and install furniture, fixtures and equipment, and technology upgrades at any classrooms and other facilities of the District. The District may alter the scope and nature of any of the specific projects, which are described below as required by conditions that arise during the course of design and construction, including unforeseen conditions such as dry rot, mold and faulty engineering.

**RENOVATION, MODERNIZATION, REPAIR AND CONSTRUCTION OF SCHOOLS FACILITIES**

Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, rebuild and furnish the District's classrooms, restrooms, and other educational and joint-use facilities including those located at:

Golden Avenue Elementary – Built in 1944	Lemon Grove Middle – Built in 1938
Monterey Heights Elementary – Built in 1949	Mt. Vernon Elementary – Built in 1959
Palm Middle – Built in 1957	San Altos Elementary – Built in 1958
San Miguel Elementary – Built in 1951	Vista La Mesa Elementary – Built in 1948

Whenever specific items are included in the following list, they are presented to provide an example and are not intended to limit the generality of the broader description of authorized projects.

- Repair and or replace old and deteriorating plumbing and sewer systems
- Construct science/technology labs
- Modernize relocatable classrooms
- Install new heating and air conditioning systems in District facilities, including auditoriums and multi-purpose rooms
- Upgrade and expand health and fitness facilities at Lemon Grove and Palm Middle Schools, including new fitness centers and locker rooms
- Make maintenance and infrastructure improvements throughout the District
- Make handicap accessibility (ADA) upgrades and improvements throughout the District, including restrooms, classrooms, and playgrounds,
- Convert Lemon Grove Middle School into a magnet school specializing in programs such as science, technology, engineering and math
- Construct a joint-use library/media center for school and community use
- Reconfigure existing school sites to accommodate new programs
- Install shade structures at the elementary and middle school campuses
- Upgrade playground equipment at elementary schools
- Enhance safety and security at the elementary and middle school campuses
- Acquire the following property which has been leased by the District, and thereby provide funds to refund the outstanding related obligations of the District: (a) improvements made to modernize and expand the Vista La Mesa Elementary School from the proceeds of 1996 Certificates of Participation previously issued by the District; and (b) solar energy projects which were previously acquired, constructed and installed at the Palm Middle School, Mount Vernon Elementary School and San Miguel Elementary School from the proceeds of a Sublease/Option Agreement between the District and the Public Property Financing Corporation of America.